



July 24, 2018

To: City of Issaquah

**Re: Amedson Preliminary Plat - Proposal Summary
CORE Project No. 18087**

This preliminary plat will subdivide the existing parcel into single family residential lots, tracts and right of way. We will create up to 12 new lots during this process.

This challenging site is encumbered by wetlands, a stream, and steep slopes. All of which make this project difficult to get the maximum yield allowed by Code. Only the wetland in the northwest corner of the site is classified where a buffer is necessary. The buffers on the stream and wetland may be reduced up to 25% and mitigated where encroachment occurs. We will be crossing the stream over an existing culvert.

The steep slopes that exist onsite will be honored where required by Code. There are some that can be removed due to the amount of vertical elevation change that they have.

Currently this site is vacant. To the west is the Forest Heights Plat containing single family residences as do the properties to the rest of the sides of the property. The Zoning here is SF-S which is a Low Density Residential zone. The project is on the easterly slope below Talus and Forest Heights. To the east could be views of the general area. See attached aerial for site context and survey for existing conditions.

The vision on sustainable development that the City has is admirable. We would like to do as much as we can to help keep Issaquah the beauty that it is. We understand that there is a Site Management, Energy Efficiency, Waste Reduction, Water Efficiency, Sustainable Materials, Transportation, Housing Affordability, and Innovation component in this vision and we will look to follow this vision along the development path. At this time, we don't know if the development will be done as a green building. Every intention will be made to make the least amount of impact on the site as it is now.